

To
AVS Contractor Pvt Ltd,
Shop No. UG-9, Ozone Centre,
Sector 12, Faridabad,
Haryana, 121006,

Dated: 16th Aug, 2021

APF Code: -GIRPAS039045

Sub: Your application to Axis Bank Ltd for the approval of your project named "Ozone City 2 " situated at Village-Chawandi Khurd, Alwar, Rajasthan.

Dear Sir/ Madam

We are delighted to inform you that we have accepted your application and the above project has been approved and will be considered for individual housing loan finance to your customer as per the terms mentioned herein under.

- The approval will enable the members who have booked in the project to apply for a loan to Axis Bank Ltd. **Axis Bank** would assess the repayment capacity of each applicant according to its norms to grant a loan and we reserve the right to reject any application that does not fit into our norms.
- It is presumed that all the material facts concerning the projects have been disclosed to us. Kindly note that the approval would stand cancelled/ withdrawn if any material fact is not disclosed and the same is found to be at variance with the statutory laws fulfilled or in any other way detrimental to the interests of the project and its members
- The approval in effect enable the purchasers who have booked in the project to apply for a home loan from Axis Bank Ltd and it will be the sole discretion of the Bank to appraise each application on its merits, fulfillment of the documentary requirement and take its own decision to grant loan facility to the applicant. The Bank also reserved its right to reject any application that does not fit into its norms.
- Axis Bank requests your co-operation in providing any further information or document that we require regarding the project.
- You shall not use Axis Bank Ltd logo/brand in any form of communication without the explicit written consent of the Bank. In case of all future correspondence regarding this project and individual cases in this project please quote the **APF Code: GIRPAS039045**. Project has been approved under Construction link payment attached as per Annexure.
- 15% own contribution to be made upfront before disbursement.
- LTV/LCR to be as per Axis bank norms and policy.(65% of market value and 85% of document cost whichever is lower)
- If loan amount/LTV is 65% or less than 65% Being Plotted development pro rata applicable.
- Approval is for 194 Plots namely Plot numbering 1 - 21, 26 - 95, 95A, 96A, 96 - 135, 135A & 136 - 195.
- Copy of acceptance of Tripartite Agreement agreement and Permission to Mortgage is to be provided by builder.
- Disbursement will be done in favor of **"AVR Contractors Pvt Ltd, A/C No.-1721211816068132, Bank Name- AU Small Finance Bank, Branch Name- SCO 16 Sector 16 Faridabad, IFSC Code- AUBL0002118."**



• **Pre Disbursement Document required in each Individual case.**

1. Original Allotment Letter Executed by AVS Contractors Private Limited in favour of prospective purchaser, in respect of the individual unit.
2. Original Builder Buyer Agreement Executed by AVS Contractors Private Limited in favour of prospective purchaser, in respect of the individual unit.
3. Letter from AVS Contractors Private Limited Confirming and affirming the allotment of the Flat / Floor / Apartment {being developed} on the said property in favour of the Borrower(s), not to create any third party interest against this property, having no objection in mortgaging the Flat / Floor / Apartment {being developed} by on the said property, by the Borrower(s) with Axis Bank Ltd., marking the lien of Axis Bank Ltd. on the Flat / Floor / Apartment {being developed} by on the said property and in case of cancellation of this Allotment Agreement, refund the payment made against this property directly to Axis Bank Ltd. Only
4. All original Receipts of payment Made by buyers to the Builder in respect of their Flats.
5. Original Stamped Undertaking from the Borrower(s) To hand over the "Original Possession Letter as and when received and Original Sale Deed as and when executed in his/their favour", to Axis Bank Ltd.
6. Original Demand Letter from AVS Contractors Private Limited to Buyers
7. Original NOC letter/Permission to Mortgage Addressed to Axis Bank Ltd. in Axis Bank's format issued by the AVS Contractors Private Limited.
8. Original Tripartite Agreement Executed between AVS Contractors Private Limited (Vendor), prospective buyer/allotee and Axis Bank

• **Post Disbursement Document required in each Individual case**

1. Original Registered Sale Deed Executed by AVS Contractors Private Limited in favour of prospective purchasers, in respect of the individual unit.
2. Original possession letter/certificate as and when in respect of the specific flat from the AVS Contractors Private Limited to the Allottee/ Borrower.
3. Original receipts of payment further made.

We would like to assure you of our best services and wish you the very best through your venture. Please feel free to revert to the undersigned, RSM – Rajan Sharma- 9878874300, ASM – Sanjeev Kumar Attri – 9312846623, APF Manager Bhuvnesh Sharma 08077095204 .for any further information / clarification.

Thanks & Regards

*Jagmundeep Singh on behalf
of Mamta Handa.*
Mamta Handa Inniss
Regional Technical Manager
Axis Bank Ltd

Ankur Gupta
On behalf of RCM
Aashish Khandelwal
Ankur Gupta
Regional Credit Manager
Axis Bank Ltd

Annexure- Payment Plan

Here in Development stage is 95% and completion certificate received. Builder raised 100% demand in one go.